

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT
PARKING POLICIES STATEMENT
RESERVATION OF AMENDMENT POWER
Approved June 21, 2018

The Board of Supervisors of the Grey Hawk Landing Community Development District reserves the right to amend, at any time, the policies contained herein at its sole and absolute discretion.

NOTICE

Failure to comply with the policies stated herein may possibly result in towing / removal of the violating personal property (Watercraft, Trailer, RV, Et Cetera) or vehicle (Car, Truck, Motorcycle) at owner's expense.

Park At Your Own Risk: The District assumes no liability for any theft, vandalism and / or damage that might occur to personal property and / or vehicles parked on its property.

In the event theft, vandalism and / or damage occurs to either personal property or vehicles, affected owners are advised to contact the local law enforcement: Manatee County Sheriff's Department.

In the event theft, vandalism and / or damage occur, District Security Staff will complete, record and file an incident report with the District Field Management Office only. District Security Staff will not contact local law enforcement on behalf of affected owners.

SECTION I: DESIGNATED PARKING AREAS

1. Street Parking:
 - a. NO OVERNIGHT PARKING Permitted (defined as 1:00 a.m. to 5:30 a.m.)
 - b. NO PARKING on Grey Hawk Landing Boulevard at any time

2. State Road 64 (Guardhouse) Roundabout Parking Lot:
 - a. Vehicle Parking for Home Sales, Community Guests, Recreational Facilities, Bus Stop and District Staff, Employees & Vendors / Consultants Only
 - b. NO OVERNIGHT PARKING Permitted (defined as 1:00 a.m. to 5:30 a.m.)

3. Clubhouse Parking Lot:
 - a. Vehicle Parking for Recreational Facilities Users and District Staff, Employees & Vendors / Consultants Only
 - b. No Parking Permitted in Round-about Area in front of Clubhouse. This Area Reserved for Emergency & Law Enforcement Vehicle Parking Only
 - c. NO OVERNIGHT PARKING Permitted (defined as 1:00 a.m. to 5:30 a.m.)

4. Softball Field Parking Lot:
 - a. Vehicle Parking for Recreational Facilities Users and District Staff, Employees & Vendors / Consultants Only
 - b. No Parking After Dark
5. North Soccer Field Parking Lot:
 - a. Parking for Recreational Facilities Users and District Staff, Employees & Vendors / Consultants Only
 - a. No Parking After Dark
6. Other District Common Areas:
 - a. Parking for District Staff, Employee & Vendors / Consultants Only (Active Project or Construction Related Activities)
 - b. NO OTHER PARKING Permitted.

SECTION II: PARKING EXCEPTIONS / SPECIAL DISPENSATION & CIRCUMSTANCES

1. Parking Exception / Special Dispensation & Circumstances Grant Authority.
 - a. District Field Manager - 3 Day Grant Authority Only
 - b. District Manager - 7 Day Grant Authority
 - c. District Board Chair / *Vice Chair - 7 Day Grant Authority
 - d. District Board of Supervisors (Collective Unit) (1st, 2nd, MC) - 7 Day Grant Authority
2. Parking exceptions will be granted by way of written correspondence through the expressed authority of those individuals identified in Section II, Paragraph 1 of this document.
 - a. No verbal grants of authority will be issued or be held valid
 - b. It is the responsibility of the person(s) requesting a parking exception to secure all necessary documentation and approvals
 - c. Failure to secure all necessary documentation and approvals will result in the towing and / or removal of the vehicle from the premises
3. Issuance of Written Exception Notice.
 - a. Copy of Notice to be placed on highly visible area of the vehicle for which exception was granted.
 - b. Digital photograph of vehicle (to include identifying license plates or registration numbers if / whenever possible) for which exception was granted.
 - c. Location of vehicle (as described above)

- d. Reason & Special Terms of Parking Exception
 - e. Date & Time of Written Exception Notice Issuance
 - i. Long Date Format (e.g. Tuesday, May 26, 2009)
 - ii. 24 Hour Clock Format (e.g. 16:30)
 - f. Date and Time of Written Exception Notice Expiration
 - i. Long Date Format (e.g. Tuesday, June 02, 2009)
 - ii. 24 Hour Clock Format (e.g. 16:30)
 - g. Contact information of District Field Management & District Management Offices
 - h. Signature of vehicle owner
4. No parking exceptions will be granted for periods exceeding seven (7) days.
 5. Upon expiration of the Written Exception Notice, owner will have 24 hours to remove the vehicle in accordance with the policies stated herein.
 - a. Failure to remove the vehicle within the stated timeframe will result in the commencement of towing and removal procedures covered in Section III of this document.

SECTION III: TOWING I REMOVAL PROCEDURES

1. Signage & Language Compliance
 - a. The appropriate towing signage and verbiage will be posted on District Property in conformance with applicable Florida Statutes.
 - b. Signage to be placed in conspicuous locations for the areas identified in Section I (Designated Parking Areas) of this document.
2. Towing / Removal Discretion Authority.
 - a. Prior to any towing or removal action being taken by anyone other than the District Manager, the authorized individuals must first contact the District Manager for verification that no exceptions were granted for the subject personal property or vehicle. Those with removal authority:
 - i. Asst. Field Manager/Field Manager - subject to written authorization from the District Manager
 - ii. District Manager
 - iii. District Board Chair / *Vice Chair
 - iv. District Board of Supervisors
 - b. The District Manager is to be copied on any written correspondence permitting / granting parking exceptions.

3. Issuance of Written Warning Notice.
 - a. Notice to be placed on highly visible area of violating personal property and / or vehicle
 - b. Digital photograph of violating personal property or vehicle (to include identifying license plates or registration numbers if / whenever possible)
 - c. Location of personal property and / or vehicle violation (as described above)
 - d. Description of violation
 - e. Date & Time of Written Warning Notice Issuance
 - f. Date of potential personal property and / or vehicle tow / removal, if not removed
 - g. Contact information of District Field Management and District Management Offices

4. Owner will have 24 hours from issuance of Written Warning Notice (Date & Time) to remove the violating personal property and / or vehicle.
 - a. The following information will be kept on file at the District Field Management Office:
 - i. Copy of Written Warning Notice Issuance
 - ii. Date & Time of Written Warning Notice Issuance
 - iii. Long Date Format (e.g. Tuesday, May 26, 2009)
 - iv. 24 Hour Clock Format (e.g. 16:30)
 - v. Log of Date the personal property and / or vehicle was towed / removed
 - vi. Long Date Format (e.g. Wednesday, May 27, 2009)
 - vii. 24 Hour Clock Format (e.g. 16:40)
 - viii. Digital photograph of violating personal property and / or vehicle

5. Tow / Removal Appeal & Cost Reimbursement.
 - a. Any person(s) has the right to dispute and request cost reimbursement for a tow and / or removal action by appealing to the District's Board of Supervisors
 - i. An appeal must be submitted in writing to the District Management Office for placement on the next regularly scheduled District meeting agenda
 - ii. The District Management Office must be in receipt of such appeal no fewer than ten (10) days prior to the next regularly scheduled District meeting
 - b. Any person(s) appealing a tow and / or removal action will be governed by the following conditions:
 - i. Must be physically present at meeting in which the appeal will be heard by the Board of Supervisors
 - ii. Failure of attendance will result in dismissal of appeal with no resubmission on future District agenda docket
 - iii. Argument & basis for appeal will be limited to five (5) minutes per account

- iv. Must furnish own copies of any documentation to present to the Board of Supervisors supplementing the argument and basis for the appeal (if applicable)
- v. The District's Board of Supervisors reserves the right to grant or deny any appeal and cost reimbursement at their sole and absolute discretion.
- vi. District action(s) will be resolved by way of successful Board motion

Notes & Clarifications:

*Whereby the Board Chair's Signature & Authorization of the District's Board of Supervisors cannot be obtained because of mental incapacity, physical ailment, or unavailability; the Board Vice Chair's Signature & Authorization may substitute.

Grant Phillips
Grant Phillips, District Manager

Jeffrey Evans
Jeffrey Evans, Chairman